

November 10, 2016

VIA EMAIL

Ms. Liza Paden
Community Development Department
344 Broadway
Cambridge, MA
02139

RE: MXD IDCP Special Permit Conditions Request

Ms. Paden,

Based upon the nature of the Article 14 Infill Development Concept Plan process and the related Design review process, Boston Properties would like to request a condition in the special permit to allow for minor flexibility of massing distribution at the master plan, Infill Development Concept Plan level and relief from outdoor occupied space qualifying as Gross Floor Areas as currently defined in the zoning code.

Specifically, we request the following additions to a potential Special Permit:

- 1. A variation of five percent or less from the Gross Floor Areas enumerated in the Infill Development Concept Plan for each building shall be permitted as part of final design review approval for any building.*
- 2. Outdoor space including balconies and roof decks intended for human occupancy shall not be considered part of the Gross Floor Area of a building.*

The proposed language is intended to allow for the design refinements that may occur during design review or subsequent review as well as to allow for occupied roof decks and balconies on both residential and commercial buildings without impacting the building's Gross Floor Area calculation.

Please contact me with any questions or clarifications.

Thank you,

Michael Tilford
Project Manager – Development Boston Properties